095.0 Map | 0001 Block | 0001.A Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,308,800	/	1,308,800
USE VALUE:	1,308,800	/	1,308,800
ASSESSED:	1,308,800	/	1,308,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
388		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASERIAN MARGUERITE/ TRUSTEE
Owner 2:	MARGUERITE MASERIAN REVOCABLE
Owner 3:	TRUST
Street 1:	33 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MASERIAN MARGUERITE -
Owner 2:	-
Street 1:	33 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,674 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Stucco Exterior and 3209 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Norman Maserian

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18674.000	686,500	4,800	617,500	1,308,800
Total Card	0.429	686,500	4,800	617,500	1,308,800
Total Parcel	0.429	686,500	4,800	617,500	1,308,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.92 | /Parcel: 407.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62087

GIS Ref

GIS Ref

Insp Date 06/16/09

!7781!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	686,100	4800	18,674.	617,500	1,308,400	1,308,400	Year End Roll	12/18/2019
2019	101	FV	514,500	4800	18,674.	617,500	1,136,800	1,136,800	Year End Roll	1/3/2019
2018	101	FV	514,500	4800	18,674.	529,300	1,048,600	1,048,600	Year End Roll	12/20/2017
2017	101	FV	514,500	4800	18,674.	494,000	1,013,300	1,013,300	Year End Roll	1/3/2017
2016	101	FV	514,500	4800	18,674.	423,500	942,800	942,800	Year End	1/4/2016
2015	101	FV	483,600	4900	18,674.	379,300	867,800	867,800	Year End Roll	12/11/2014
2014	101	FV	483,600	4900	18,674.	351,100	839,600	839,600	Year End Roll	12/16/2013
2013	101	FV	483,600	4900	18,674.	334,800	823,300	823,300		12/13/2012

PRINT

Date	Time
12/10/20	22:23:21

LAST REV

Date	Time
07/17/20	10:17:00
mmcmakin	
7781	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASERIAN MARGUE	71666-355	1	9/26/2018	Convenience	1	No	No		
DEMARIANO PAUL	12578-170		1/14/1974		52,000	No	No		Mary Maserian dod 1/26/1979

USER DEFINED

Prior Id # 1:	62087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2020	Mail Update	MM	Mary M
6/16/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18674		Sq. Ft.	Site		0	70.	0.47	4			Med. Tr	-10					617,537						617,500	

Total AC/HA: 0.42870 | Total SF/SM: 18674 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 617,537 | Spl Credit | Total: 617,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97725570
Const Adj.:	1.03009701
Adj $ / SQ:	130.867
Other Features:	62500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	843366
Depreciation:	156866
Depreciated Total:	686500

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

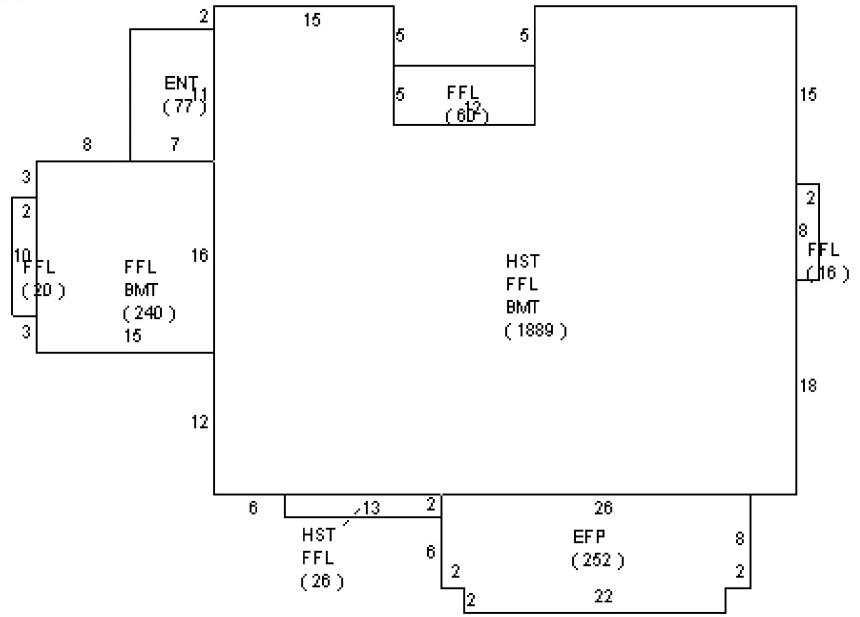
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,251	130.870	294,581
BMT	Basement	2,129	39.260	83,585
HST	Half Story	958	130.870	125,305
EFP	Enclos Porch	252	39.170	9,872
ENT	ENTRY	77	23.440	1,805

Net Sketched Area:	5,667			Total:	515,148
Size Ad	3208.5	Gross Are	6624	FinArea	3209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.07
Special Features:	0	Val/Su Net:	121.14
Final Total:	686500	Val/Su SzAd	213.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300
22	Wood Deck	D	Y	1	10X15	A	AV	1990	12.67	T	23.2	101			1,500			1,500

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800